

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-305-A

\*

\* \* \* \* \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Pamela and Victor Pacheco. The Petitioners are requesting a variance for property they own at 700 Ingleside Avenue. The property is zoned D.R.5.5. The variance request is from Section 400.2 of the Baltimore County Zoning Regulations, to permit a detached accessory building to be 17 ft. in height in lieu of the required 15 ft.

Appearing at the hearing on behalf of the request were Victor and Pamela Pacheco, property owners. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 11,891 sq. ft., zoned D.R.5.5. The property is improved with a 2-story, single-family dwelling and a small existing garage. The Petitioners recently constructed a new garage at the rear of the property. Due to the grade of the property, the garage in question is higher than that which is permitted by the regulations. Therefore, a variance is necessary in order to allow the Petitioners to continue with their construction. The garage is under roof at this time. However, the Petitioners have discontinued finishing the garage pending the outcome of this hearing.

DATE 3/20/02 BY J. J. Emerson

It should be noted that the Petitioners discussed this variance request with all of their surrounding neighbors. Petitions were submitted at the hearing indicating that no one opposes the Petitioners in this variance request. Therefore, based on the testimony and evidence offered at the hearing and the lack of opposition by the surrounding neighbors, I find that the variance request should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

COPIES  
3/20/02  
R. Johnson

THEREFORE, IT IS ORDERED this 20<sup>th</sup> day of March, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.2 of the Baltimore County Zoning Regulations, to permit a detached accessory building to be 17 ft. in height in lieu of the required 15 ft., be and is hereby GRANTED.

*Timothy Kotroco*  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

3/20/02  
R. Jensen



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 20, 2002

Mr. & Mrs. Victor M. Pacheco  
700 Ingleside Avenue  
Catonsville, Maryland 21228

Re: Petition for Variance  
Case No. 02-305-A  
Property: 700 Ingleside Avenue

Dear Mr. & Mrs. Pacheco:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



*Heard Required*

# Petition for ~~Administrative~~ Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 700 Ingheside Ave  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2 To Permit A Detached

Accessory Bldg. To Be 17 Ft. High In Lieu Of The Required  
15 Ft. High In A DR 5.5 Zone.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

### Legal Owner(s):

VICTOR M PACHECO  
Name - Type or Print \_\_\_\_\_

Victor M Pacheco  
Signature \_\_\_\_\_

Pamela K Pacheco  
Name - Type or Print \_\_\_\_\_

Pamela K Pacheco  
Signature \_\_\_\_\_

700 Ingheside Ave #10 788 7535  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Catonsville MD 21228  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Reviewed By CTD Date 01-22-02

~~Estimated Posting Date~~ \_\_\_\_\_

CASE NO. 02-305-A

REV 10/25/01

ORDER REQUIRED FOR FILING  
3/20/02  
Dag

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

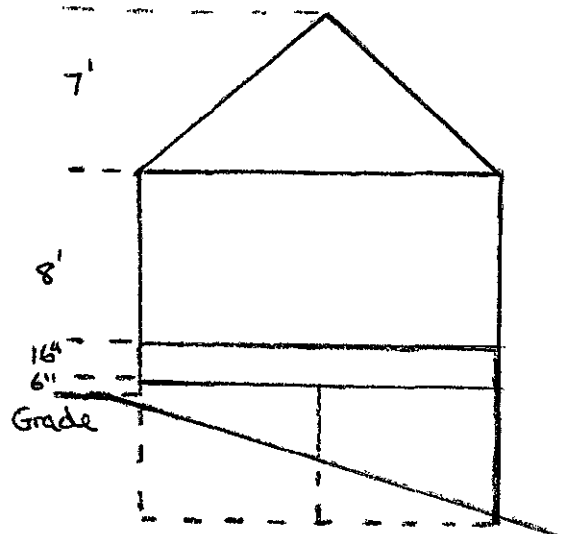
That the Affiant(s) does/do presently reside at

700 Inglestone Ave  
Address  
BALTIMORE MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. Lack of knowledge in building
2. Roof 7ft.
3. Storage area 8ft. walls
4. Floor joints 16 in.
5. Foundation 6 in.
6. I did not account for the 6 in. above grade
7. I did not account for the 16 in. floor joints

In my efforts to focus on keeping with the same pitch of my current garage and surrounding properties, I failed to account for the 16 in. floor joints. Since my building location is on a hill I could only excavate enough for one garage door. I installed the 16-in. floor joints to avoid installing a center beam. If I were to install the beam I wouldn't have been able to drive my cars into the garage safely.



That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Victor M Pacheco  
Signature  
VICTOR M PACHECO  
Name - Type or Print

Pamela K. Pacheco  
Signature  
PAMELA K. PACHECO  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14<sup>th</sup> day of January, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Victor M. Pacheco and Pamela K. Pacheco  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

TERRI L. TARBERT  
Notary Public

My Commission Expires NOTARY PUBLIC OF CARROLL COUNTY  
TERRI L. TARBERT  
My Commission Expires 9/1/2004

# Affidavit in Support of ~~Administrative~~ Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

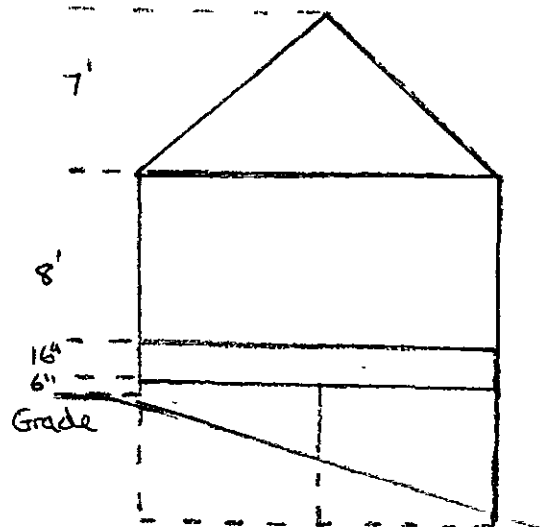
That the Affiant(s) does/do presently reside at

700 Inglestone Ave  
Address  
Baltimore MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. Lack of knowledge in building
2. Roof 7ft.
3. Storage area 8ft. walls
4. Floor joints 16 in.
5. Foundation 6 in.
6. I did not account for the 6 in. above grade
7. I did not account for the 16 in. floor joints

In my efforts to focus on keeping with the same pitch of my current garage and surrounding properties, I failed to account for the 16 in. floor joints. Since my building location is on a hill I could only excavate enough for one garage door. I installed the 16-in. floor joints to avoid installing a center beam. If I were to install the beam I wouldn't have been able to drive my cars into the garage safely.



That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Victor M Pacheco  
Signature  
VICTOR M PACHECO  
Name - Type or Print

Pamela K. Pacheco  
Signature  
PAMELA K. PACHECO  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of January, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Victor M. Pacheco and Pamela K. Pacheco  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Terri L. Tarbert  
Notary Public

My Commission Expires NOTARY PUBLIC OF CARROLL COUNTY  
My Commission Expires 9/1/2004



*Hearing Request*

# Petition for ~~Administrative~~ Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 700 Ingle Side Ave  
which is presently zoned DR S. S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400-2 TO PERMIT A

DETACHED ACCESSORY BLDG. TO BE 17 FT. HIGH IN A DR. S. S ZONE  
OF THE REQUIRED 15 FT. HIGH IN A DR. S. S ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

### Legal Owner(s):

Name - Type or Print \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

RECEIVED  
BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
JAN 23 2007

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

CASE NO. 02-305-A

Reviewed By SPJ Date 01-22-07

Estimated Posting Date \_\_\_\_\_



## ZONING DESCRIPTION

### ZONING DESCRIPTION FOR

700 Ingleside Avenue  
(address)

Beginning at the point of the EAST side of  
(north, south, east or west)

INGLESIDE AVE which is 50'  
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 55' SOUTH of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CALVERTON ST  
(name of street)

which is 30' wide.  
(number of feet of right-of way width)

Also known as 700 Ingleside Avenue and located in the  
(property address)

1 ST Election District, 1 ST Councilmanic District.

02-305-A

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **07830**

DATE 01-22-02 ACCOUNT R 001-006-6150

AMOUNT \$ 50.00

RECEIVED  
FROM:

VICTOR PACHECO -

FOR:

RES WAR (VICTIM) \$50  
TOTAL \$50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CR 3057

**PAID RECEIPT**

PAYMENT ACTUAL TIME  
1/22/2002 1/22/2002 10:35:13  
REF M304 CASHIER DDOL DWD DPAWER  
>>RECEIPT # 172703  
Dept 5 528 ZONING VERIFICATION  
CR NO. 007830

Recpt Tot 50.00  
50.00 OK .00 CA  
Baltimore County, Maryland

**CASHIER'S VALIDATION**

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-305-A  
700 Ingleside Avenue  
E/S Ingleside Avenue, 55' S  
Chisholm Court  
1st Election District  
1st Councilmanic District  
Legal Owner(s): Pamela &  
Victor Pacheco

Variance: to permit a detached accessory building to be 17 feet high in lieu of the required 15 feet high.

Hearing: Tuesday, March 19, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/3/607 Mar. 5 C524052

**CERTIFICATE OF PUBLICATION**

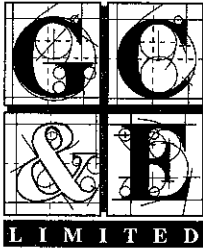
3/7/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/5/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

## CERTIFICATE OF POSTING

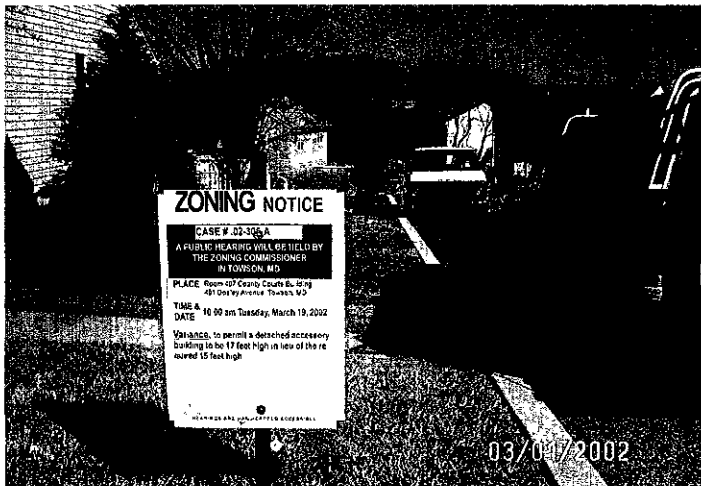
RE: CASE #02-305-A  
PETITIONER/DEVELOPER:  
Pamela & Victor Pacheco  
DATE OF HEARING:  
March 19, 2002

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT



### LOCATION:

East side of Ingleside Avenue  
55' South of Chishene Court

DATE: 3/04/02

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD  
SUITE 100  
320 EAST TOWSONTOWN BLVD  
TOWSON, MARYLAND 21286  
410-823-4470 PHONE  
410-823-4473 FAX

POSTED ON: 3/01/02

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 5, 2002 Issue – Jeffersonian

Please forward billing to:  
Victor Pacheco  
700 Ingleside Avenue  
Catonsville MD 21228

410 788-7535

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-305-A  
700 Ingleside Avenue  
E/S Ingleside Avenue, 55' S Chishene Court  
1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owner: Pamela & Victor Pacheco

Variance to permit a detached accessory building to be 17 feet high in lieu of the required 15 feet high.

HEARING: Tuesday, March 19, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 13, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-305-A  
700 Ingleside Avenue  
E/S Ingleside Avenue, 55' S Chishene Court  
1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owner: Pamela & Victor Pacheco

Variance to permit a detached accessory building to be 17 feet high in lieu of the required 15 feet high.

HEARING: Tuesday, March 19, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.  
Director

C: Pamela & Victor Pacheco, 700 Ingleside Avenue, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 4, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 15, 2002

Mr. & Mrs. Victor M Pacheco  
700 Ingleside Avenue  
Catonsville MD 21228

Dear Mr. & Mrs. Victor m Pacheco:

RE: Case Number: 02-305-A, 700 Ingleside Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 22, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. *WCR*  
Supervisor, Zoning Review

WCR: gdz

Enclosures


c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** March 7, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item Nos. 293, 294, 295, 296, 297, 298,  
299, 300, 301, 304, 305, 306, 308,  
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 13, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, 298, 299, 300, 301, 302, 303, 304, (305), 506,  
307, 308, 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor <sup>T6T</sup>

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

285, 293, 294, 295, 296, 297, (305), 308, 309, 310, 311,

EIR is still reviewing Zoning Item: 312

Jim  
3/19

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 27, 2002

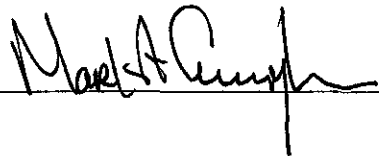
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

FEB 27

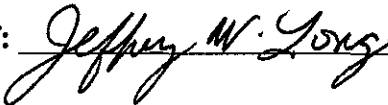
**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-305 and 02-313

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.12.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

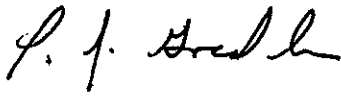
RE: Baltimore County  
Item No. 305 JZA

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
700 Ingleside Avenue, E/S Ingleside Ave,  
55' S of Chishene Ct  
1st Election District, 1st Councilmanic

Legal Owner: Victor M. & Pamela K. Pacheco  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-305-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Victor M. & Pamela K. Pacheco, 700 Ingleside Avenue, Baltimore, MD 21228, Petitioners.



PETER MAX ZIMMERMAN

January 9, 2002

Dear Zoning Commissioner,

I recently received a violation regarding our garage. Evidently it is a little less than 2 feet higher than it was suppose to be. Embarrassingly I forgot to include the 16 inch floor joint we constructed to avoid putting in a center beam. This coupled with some excavation I did due to the hill I am building my garage on I ultimately, ignorantly exceeded the 15 foot from grade requirement.

I have been to the county offices and have received this administrative hearing. It was suggested to me that I obtained statements from the owners of the properties which adjoin mine confirming their acceptance of this variance.

Please see the attached signatures from all adjoining property owners.

Thank you for your review and consideration regarding this matter.

Victor M Pacheco

Victor M. Pacheco  
700 Ingleside Avenue, Property Owner

Pamela K. Pacheco  
700 Ingleside Avenue, Property Owner

02-305-07

I Michael Buscemi, property owner of 646 Ingleside Ave  
(PRINT NAME) (PRINT ADDRESS)


which adjoins 700 Ingleside Avenue, accept and do not have any issues with the garage, located at the same address, being 24 inches higher than the permit.

Michael Buscemi 1-12-02  
(SIGNATURE) (DATE)

07-305-H

I Jeffrey A. RAU, property owner of 706 Ingleside Ave.  
(PRINT NAME) (PRINT ADDRESS)

which adjoins 700 Ingleside Avenue, accept and do not have any issues with the garage, located at the same address, being 24 inches higher than the permit.

 12 JAN 02  
(SIGNATURE) (DATE)

07-305-A



I TOMAS RAQUIDAN, property owner of #8 CARL'S HEN CT  
(PRINT NAME) (PRINT ADDRESS)

which adjoins 700 Ingleside Avenue, accept and do not have any issues with the garage, located at the same address, being 24 inches higher than the permit.

Tomas Raquidan 01-12-02  
(SIGNATURE) (DATE)

02-305-A

I Heather Johnson, property owner of 5 Chrisnevet  
(PRINT NAME) (PRINT ADDRESS)

which adjoins 700 Ingleside Avenue, accept and do not have any issues with the garage, located at the same address, being 24 inches higher than the permit.

Heather Johnson 12 JAN 02  
(SIGNATURE) (DATE)

02-505-A

I Thomas Rook, property owner of 712 LONGVIEW DR  
(PRINT NAME) (PRINT ADDRESS)

which adjoins 700 Ingleside Avenue, accept and do not have any issues with the garage, located at the same address, being 24 inches higher than the permit.

[Signature] 1-13-02  
(SIGNATURE) (DATE)

02-305-17

I Sangita Patel, property owner of 714 Longview Dr.  
(PRINT NAME) (PRINT ADDRESS)

which adjoins 700 Ingleside Avenue, accept and do not have any issues with the garage, located at the same address, being 24 inches higher than the permit.

Sangita Patel 1/12/02  
(SIGNATURE) (DATE)

07-305-17



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.	Property No.	Zoning:
Name(s): Pacheco Victor		
Address: 700 IngleSide Ave		
Violation Location: SAME		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Compliance with permit sec. 11.3 B...

Shed/Garage Height AT 17'  
Two foot over 15' max. Height.  
will have to apply for variance  
or take down to 15'

Permit # B.459047

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: Date Issued:

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Tim Kidd

INSPECTOR: Tim Kidd

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 12.28.01 Date Issued: 12.14.01

INSPECTOR: VIOLATION SITE

02.305.7

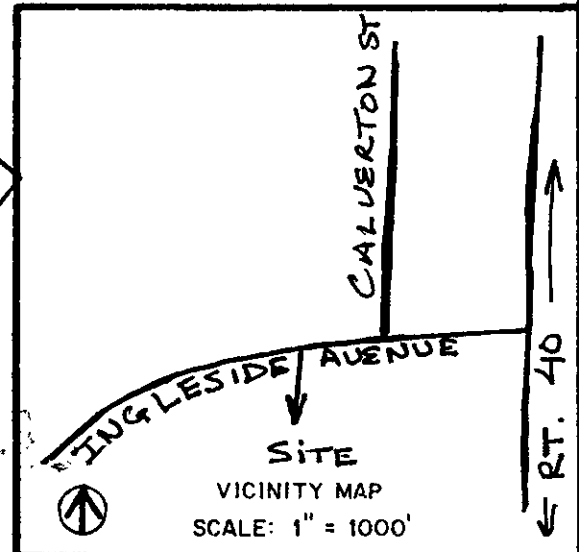
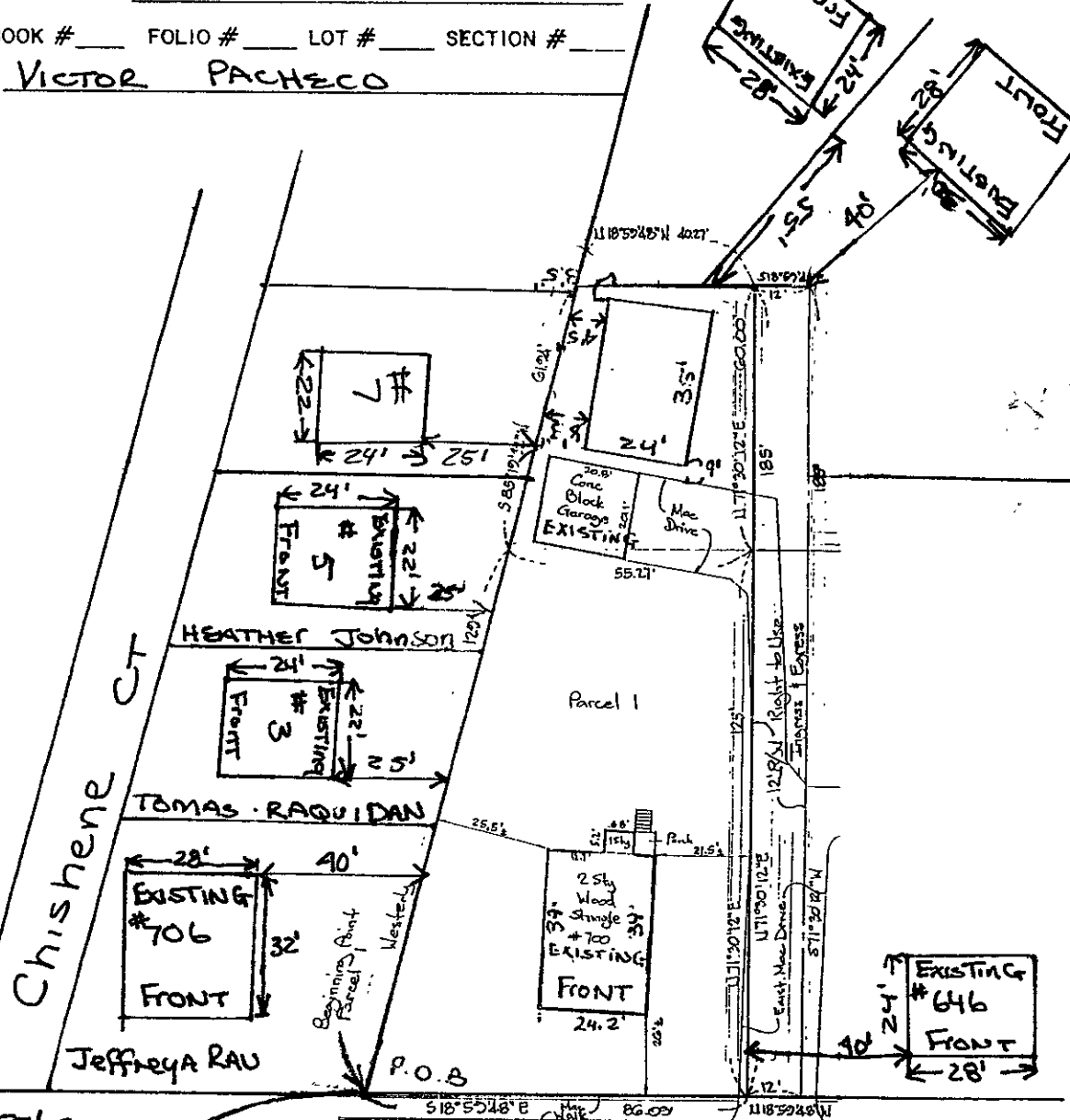
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 700 INGLESIDE AVENUE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME \_\_\_\_\_

PLAT BOOK # \_\_\_\_\_ FOLIO # \_\_\_\_\_ LOT # \_\_\_\_\_ SECTION # \_\_\_\_\_

OWNER VICTOR PACHECO



**LOCATION INFORMATION**

ELECTION DISTRICT 1<sup>ST</sup>

COUNCILMANIC DISTRICT 1<sup>ST</sup>

1" = 200' SCALE MAP # SW 2F

ZONING DR 5.5

LOT SIZE 11,891.6

	ACREAGE	SQUARE FEET
SEWER	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
WATER	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

**ZONING OFFICE USE ONLY**

REVIEWED BY [Signature] ITEM # 07-305-7 CASE # \_\_\_\_\_

NORTH 55' SOUTH From P.O.B. Wof

PREPARED BY VICTOR PACHECO SCALE OF DRAWING: 1" = 40'

646  
Ingleside Ave

Michael  
Buscemi

700  
Ingleside Ave  
VICTOR PACHECO

706  
Ingleside Ave  
Mr Jeffrey A. RAU

3  
Chishene CT  
TOMAS  
RAQUIDAN

5  
Chishene CT  
Heather  
JOHNSON

7  
Chishene CT  
NOT Build

9  
Chishene CT  
NOT Build

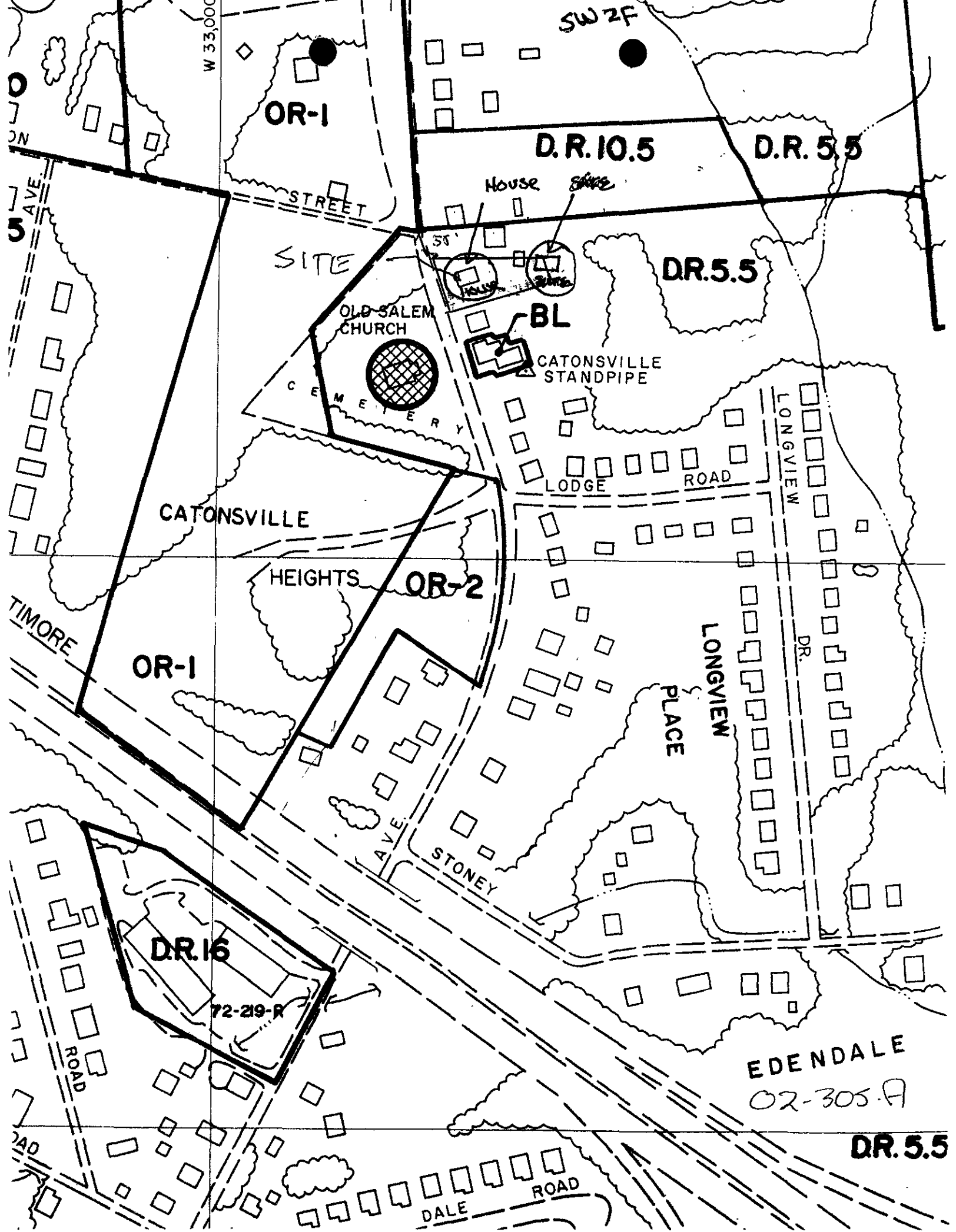
714  
Longview DR



Sangita Patel

712  
Longview DR  
THOMAS RAPIZ

02-305-A



OR-1

D.R. 10.5

D.R. 5.5

House

BL

SITE

OLD SALEM CHURCH

BL

CATONSVILLE STANDPIPE

DR. 5.5

CEMETERY

LODGE

ROAD

LONGVIEW

CATONSVILLE

HEIGHTS

OR-2

OR-1

LONGVIEW

PLACE

STONEY AVE

DR. 16

72-219-R

EDENDALE

OR-305-A

DR. 5.5

DALE ROAD

W 33,000

SW 2F

5 AVE

5 AVE

TIMORE

ROAD

ROAD



